

**Minutes of the Grinnell City Council Meeting
Tuesday, January 17, 2006**

The City Council of the City of Grinnell met in regular session in the Council Chambers of the Grinnell Community Center, 927 4th Avenue, Grinnell, Iowa, at 7:00 p.m., Tuesday, January 17, 2006. Mayor Canfield presided.

Roll Call: PRESENT: McNaul, Wright, Worley, Witt, Wilson, White.
 ABSENT: None.

PERFECTING AND APPROVAL OF AGENDA:

Moved by WHITE, second by WITT, to approve the Agenda and the Consent Agenda as presented. Vote: (6) ayes, motion carried.

CONSENT AGENDA:

- A. Previous minutes as drafted from the Tuesday, January 3, 2006 Regular Session.
- B. Approval of the Class WBN Liquor License Renewal for Flowers on Fourth, 813 Fourth Avenue.
- C. Approval of the Class BW Liquor License Renewal for Pagliai's Pizza, 816 5th Avenue.
- D. Approval of the Class LC Liquor License Renewal for John and Gary's Gametime, Inc., 827 West Street.

COMMUNICATIONS/COMMITTEE MINUTES:

- A. Finance Committee: January 3, 4, 5, 11, and 12, 2006
- B. Planning Committee: January 3, 2006
- C. Public Works and Grounds Committee: January 3, 2006
- D. Public Safety Committee: January 4, 2006
- E. Grinnell Tourism: December 21, 2005
- F. Stewart Library: December 20, 2005
- G. Miscellaneous Correspondence: Kamal Hammouda – resignation from Grinnell Human Rights Commission, Mediacom – restoration of RFD channel, Grinnell League of Women Voters – State of City Community Meeting Monday, January 23, 2006 at 7:00 pm.
- H. Thank You: PALS, Diahn Ziegler.

COMMITTEE BUSINESS:

- A. Report from the Finance Committee.
 - o Review of the CDBG Owner-Occupied Rehabilitation Program Contract for 626 East Street.

Moved by WHITE, second by WITT, to approve and adopt Resolution No. 2912: "RESOLUTION TO APPROVE THE CITY OF GRINNELL COMMUNITY DEVELOPMENT BLOCK GRANT OWNER OCCUPIED HOUSING REHABILITATION CONTRACT FOR 626 EAST STREET." Roll Call Vote: Ayes: White, Witt, Worley, McNaul, Wilson, Wright. Motion carried.

- Review of the proposed agreement between the city of Grinnell and the Chauffeurs, Teamsters and Helpers Local Union No. 238.

White reviewed the contract proposed for the police department. Proposed modifications include: increasing the residency from 8 miles to 11 miles, payment of 100% of the accrued sick leave in the event of the death of an officer while in the line of duty, and the health insurance reimbursement will be eliminated for employees hired after July, 2006.

Moved by WHITE, second by WITT, to approve the agreement between the city of Grinnell and the Chauffeurs, Teamsters and Helpers Local Union No. 238.

McNaul requested clarification of the definition of in the line of duty. Behrens read the definition from the contract.

Roll Call Vote: Ayes: White, Witt, McNaul, Worley, Wright, Wilson. Motion carried.

- Discussion in regard to the TIF request submitted by Plate, Baker & Co., P.C.

Plate and Baker has proposed a substantial expansion to their current business. Due to their expansion they have requested a five year TIF rebate as opposed to urban revitalization options. The committee supported the use of TIF for the project with the provision that funds will not be rebated until job creation goals have been met. The council agreed by consensus to develop an agreement.

- Update in regard to an economic development project.

Staff continues to work on an economic development project. More detail will be provided at a later date.

- Review of the proposed FY 2007 revenue projections.

Behrens explained the property tax valuations have not increased and due to the substantial TIF certification this year, the general fund revenue will experience a substantial reduction. The city has not received final valuation from the county to be able accurate projections. Staff will report on this item again at a later date.

- Review of the request from the Poweshiek County Mental Health Center in regard to Campbell Fund assistance.

The committee met with the director of the Poweshiek County Mental Health Center to review the use of the funds provided by the Campbell Fund. The committee agreed the funding should continue at its current level of \$750.00 per month.

- Review of the requests for assistance from the Campbell Fund.

The requests were approved as presented.

B. Report from the Planning Committee.

- Update in regard to the Highway 146 South Task Force.

The draft appendix for the corridor requirements and the draft ordinance for the architectural standards have been provided to the city council and the planning and zoning commission. The committee awaits commission recommendation following their next regular meeting. The documents will be presented for action following commission review.

- Discussion in regard to the proposed voluntary annexations for Highway 146 South.

City staff has worked with the effected landowners. Correspondence has been submitted to the city attorney. Upon his opinion, the city will proceed with the voluntary annexations.

- Update on the Urban Renewal Amendment for the Renaud Subdivision.

This item will be delayed until all voluntary annexations are complete. The city will then proceed with one amendment for the entire district as opposed to completing an amendment now and another amendment upon completion of the annexation.

- Review of the recommendation for approval of the Preliminary Plat for the Lang Creek Crossing Development Phase II and the master conceptual plan.

Worley reviewed three items that require council attention prior to approving the preliminary plat.

Moved by WORLEY, second by MCNAUL, to confirm sidewalks must be installed as required by ordinance at the time the lots are actually developed by the end property owner.

Wilson questioned if the development of the lots further south on the proposed phase take place first, would the city force the installation of all sidewalks immediately, as they will not connect to anything. He suggested the sidewalks be installed on the vacant lots to allow for flow. Worley stated the concern expressed by the developer in regard to if all sidewalks are constructed now, they would be destroyed by equipment during their construction phase.

Roll Call Vote: Ayes: Worley, McNaul, White, Wilson, Wright, Witt. Motion carried.

The developer agreed to expand the utility easement from 30' to 40' to allow for the installation of utilities. The council agreed to this change by consensus.

Moved by WORLEY, second by WHITE, to waive the limitation on the length requirement of the cul-de-sac with the understanding the road will continue to be developed in future phases. Roll Call Vote: Ayes: Worley, White, McNaul, Witt, Wright, Wilson. Motion carried.

Moved by WORLEY, second by MCNAUL, to approve and adopt Resolution 2913: "RESOLUTION APPROVING PRELIMINARY PLAT FOR LANG CREEK CROSSING PHASE 2 SUBJECT TO CONDITIONS." Roll Call Vote: Ayes: Worley, McNaul, Witt, White, Wilson, Wright. Motion carried.

- Schedule the public hearing in regard to the rezoning request submitted by Grinnell, LLC for Monday, February 6, 2006 at 7:00 p.m.

Moved by WORLEY, second by MCNAUL, to schedule the public hearing in regard to the rezoning request submitted by Grinnell, LLC for Monday, February 6, 2006 at 7:00 p.m. Roll Call Vote: Ayes: Worley, McNaul, White, Wilson, Wright, Witt. Motion carried.

- Review of the concept plan for R & B Rental.

This item remains under review by the committee.

- Discussion in regard to setting the date for a strategic planning session of the city council for Monday, January 30, 2006 at 6:30 pm.

Moved by WORLEY, second by MCNAUL, to set the date for a strategic planning session of the city council for Monday, January 30, 2006 at 6:30 pm in the Senior Center area in the Community Center Building. Roll Call Vote: Ayes: Worley, McNaul, Witt, Wilson, White, Wright. Motion carried.

Worley reviewed the proposal for the sign at the new Kum and Go property. The sign meets all new requirements and plans have been submitted to airport officials.

C. Report from the Public Works and Grounds Committee.

- Discussion in regard to emergency improvements to well #6.

Moved by WITT, second by MCNAUL, to declare Northway Well and Pump as a sole provider to mitigate the emergency repair of the pump. Roll Call Vote: Ayes: Witt, McNaul, Worley, Wright, Wilson, White. Motion carried.

The council noted normal procedure for the project would normally require the bidding process, however due to the emergency nature of the project, the city must proceed immediately.

- Review of the request by the Water Resources Director to sell public property (traffic signal poles from the Central Business District.)

Moved by WITT, second by WHITE, to authorize the Water Resources Director to dispose of the (traffic signal poles from the Central Business District.) Roll Call Vote: Witt, White, McNaul, Wilson, Wright, Worley. Motion carried.

- Schedule the public hearing for Monday, February 6, 2006 at 7:00 pm on the specifications and proposed form of contract for the purchase of a truck mounted combination Catch Basin and High Pressure Cleaner and the receipt of bids until Wednesday, February 1, 2006 at 2:00 pm.

Moved by WITT, second by MCNAUL, to schedule the public hearing for Monday, February 6, 2006 at 7:00 pm on the specifications and proposed form of contract for the purchase of a truck mounted combination Catch Basin and High Pressure Cleaner and the receipt of bids until Wednesday, February 1, 2006 at 2:00 pm. Roll Call Vote: Ayes: Witt, McNaul, White, Worley, Wright, Wilson. Motion carried.

- Discussion in regard to the suggestion to divert storm water drains around Arbor Lake.

This item has been referred to the Planning Committee for review of potential ordinance updates.

- Update in regard to the airport projects

Witt informed the council the hanger project has been completed. The single point fueling modification should be completed late February. The automated weather observation system should be completed late spring or early summer.

- Discussion in regard to the storm water utility.

This item remains under review by committee and staff.

D. Report from the Public Safety Committee

- Discussion with Mr. George Oster in regard to the rural fire association agreements and the ambulance service agreements.

Wilson stated Mr. Oster was unable to attend the scheduled meeting. The committee is working to reschedule the meeting with the intent to resolve several issues prior to budget certifications.

The committee discussed the intersection of 4th Avenue and Park Street to determine ways to improve visibility.

E. Mayor's Committee Appointment Recommendations:

Moved by WILSON, second by WHITE, to approve the Mayor's recommendation and appoint Meg Jeffrey – Grinnell Human Rights Commission. Roll Call Vote: Ayes: Wilson, White, McNaul. Wright, Worley, Witt. Motion carried.

Moved by WILSON, second by MCNAUL, to approve the Mayor's recommendation and appoint Ted Mokricky – Board of Adjustment. Roll Call Vote: Ayes: Wilson, McNaul, White, Witt, Worley. Wright. Motion carried.

NEW BUSINESS: None.

APPROVAL AND ADOPTION OF THE RESOLUTIONS:

Moved by MCNAUL, second by WORLEY to approve and adopt Resolution No. 2914: "A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO CHAPTER 404 OF THE STATE CODE (Mary L. Kuster Revocable Trust, 711 16th Avenue, Unit #102.)" Roll Call Vote: Ayes: McNaul, Worley, Witt, Wright, Wilson, White. Motion carried.

Moved by WORLEY, second by MCNAUL, to approve and adopt Resolution No. 2915 "A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO CHAPTER 404 OF THE STATE CODE (ALKO Inc., 1026 and 1032 Main Street.)" Roll Call Vote: Ayes: Worley, McNaul. White, Wilson, Wright, Witt. Motion carried.

Moved by MCNAUL, second by WORLEY to approve and adopt Resolution No. 2916: "A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO CHAPTER 404 OF THE STATE CODE (Southview Plaza, LLC – Michael Wright, 234 West Street South.)" Roll Call Vote: Ayes: McNaul, Worley, Wilson, Wright, Witt, White. Motion carried.

INQUIRIES:

Rick Moyer – 306 6th Avenue – questioned how towing services are determined for the city of Grinnell. He stated his business has the equipment available to perform towing services. He requested to be placed on the list, however has not received any calls from the city. He contacted Chief Matherly to question why his service is not being utilized. He is upset other services on the list ahead of him are not located in Grinnell. He referenced an accident on the highway in which the tow truck from Kellogg was called before him when he was only four blocks away. He expressed his concern to the city manager and was not satisfied with the response from Behrens. He does not expect all of the city's business; just the distribution of the calls be fair.

Wilson responded this item will be reviewed by the Public Safety Committee. This item will be added to the agenda on Tuesday, February 7, 2006 at 7:00 am.

McNaul commented in regard to accusations that the city does not seek local services. She explained when the city requests bids for projects, the requests are published and the city hopes local contractors will participate in the process. However, if local contractors choose not to participate, the city cannot force them. White commented in regard to requirements of bidding processes.

Lucielle Ahrens – thanked the city council and the police department for the assistance in improving the parking on 5th Avenue.

EXECUTIVE SESSION:

The executive session was not needed for discussion of the union agreement.

REPORT FROM THE CITY MANAGER:

Behrens has scheduled a meeting with the Poweshiek Water Association for the purchase of the rural water accounts. Interest is being expressed for the planting of the planters in the Central Business District. Sessions will be held Wednesday, February 22, 2006 to begin Phase 1 Task II to determine options for the municipal swimming pool. Grant applications are available for college community grants and the non-gaming community grants at the city offices.

ADJOURN:

Moved by MCNAUL, second by WILSON, to adjourn this regular session of the Grinnell City Council at 8:00 pm. Vote: (6) ayes, motion carried.

ATTEST:

Gordon Canfield, Mayor

Cassandra R. Hage, City Clerk